



# Corona Fire Department

## Residentially Based Care Facilities Guideline per 2016 California Fire Code

### PURPOSE

This guideline is intended to provide applicants with the minimum requirements necessary for review and approval of residentially based licensed care facilities within the City of Corona. The regulations are contained in the 2016 California Fire and Building Codes and the California Code of Regulations, Title 19.

### SCOPE

The regulations regarding residentially based care facilities are found in the California Code of Regulations Titles 19 and 24. This guideline is intended for the review and approval of licensed care facilities housing six or less clients in a single family residence located within the City of Corona. Contact the Corona Fire Department, Fire Prevention Division at 951 736 2220 for facilities housing more than six clients.

Should any structural, and/or electrical modifications be required, permits shall be obtained from the Corona Building Department. All inspections shall be completed prior to the Fire & Life Safety Form (Standard form 850) being completed, signed and returned to the licensing agency.

### DEFINITIONS

#### I. Building Occupancy Classifications

**R-3.1** This occupancy may include facilities licensed by a governmental agency for a residentially based 24-hour care facility providing accommodations for six or fewer clients of any age. Clients may be classified as ambulatory, nonambulatory or bedridden. A Group R-3.1 occupancy shall meet the requirements for construction as defined for Group R-3, except as otherwise provided for in 2016 CBC Section 435; Special Provisions for Licensed 24-Hour Care Facilities in a Group R-2.1, R-3.1 or R-4 occupancy licensed by a governmental agency. This group may include:

- Adult residential facilities
  - Congregate living health facilities
  - Foster family homes
  - Group homes
  - Intermediate care facilities for the developmentally disabled habilitative
  - Intermediate care facilities for the developmentally disabled nursing
  - Nurseries for the full-time care of children under the age of six, but not including "infants"; defined as a child unable to walk or evacuate a building without the aid of another person, or less than 2 years in age
  - Residential care facilities for the elderly
  - Small family homes and residential care facilities for the chronically ill
- Exception:* Group homes licensed by the Department of Social Services which provide nonmedical board, room and care for six or fewer ambulatory children or children two years of age or younger, and which do not have any nonambulatory clients shall not be subject to the regulations contained in CBC Section 435.

## SUBMITTAL REQUIREMENTS

### II. Plan Review Guidelines

Prior to requesting a fire safety inspection, two sets of dimensioned site and floor plans shall be submitted to the Corona Fire Department for review and approval. Please submit these drawings at least two weeks prior to requesting inspection. The plans must include the following:

- a. The address of the building
- b. The occupancy classification
- c. Smoke detector and carbon monoxide detector locations
- d. Locations of exit doors
- e. Locations of landings, ramps, stairways, steps, sidewalks and gates
- f. Locations of ambulatory, nonambulatory and/or bedridden clients

All dimensions must be included. A floor plan showing furniture layout shall be provided for each client bedroom. Aisle widths shall be indicated in the plan even though furniture does not need to be drawn to scale. Furniture shall be in place for fire inspection.

A fire clearance **does not** constitute zoning clearance. Contact the Planning Department for zoning information.

#### **Additional requirements for plan review and inspection:**

1. Address numbers shall be posted on the house and shall be visible from the street. Said numbers shall be a **minimum of 4"**, shall **contrast** with their background and shall be sufficiently **illuminated** for viewing the numbers at night. Illumination may be either internal or external.
2. There shall be a minimum of two exits from the dwelling. All exits (doors and gates) shall have single action, no knowledge required hardware. This hardware is operable from the inside without a key or any special knowledge or effort. If a deadbolt is provided, it shall release when the primary door knob or lever is turned. No other locks or latches shall be on doors or gates. Exits shall be 36 inches wide by 6 feet 8 inches in height and provide a 32 inch clear opening. A sliding door may be used as an exit from bedrooms; however, in order to provide a 32 inch clear opening, a 6 foot or larger door will be necessary. Exits shall not pass through kitchens, garages, store rooms, closets and shall not pass through more than one intervening room (CBC 435.8.3.1).
3. Bedrooms used by non-ambulatory clients shall have access to at least one required exit which conforms to one or more of the following (CBC 435.8.3.2):
  - a. Egress through a hallway or area into a bedroom in the immediate area which has an exit directly to the exterior, and the corridor/hallway is constructed consistent with the dwelling unit interior walls. The hallway shall be separated from the common areas by a solid wood door not less than 1 3/8" in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with CBC 716.5.9.
  - b. Egress through a hallway which has an exit directly to the exterior. The hallway shall be separated from the rest of the house wall constructed consistent with the dwelling unit interior walls and opening protected by a solid wood door of not less than 1 3/8" in thickness, maintained self-closing or shall be automatic closing by actuation of a smoke detector installed in accordance with CBC 716.5.9.
  - c. Direct exit from the bedroom to the exterior shall be of a size as to permit the installation of a door not less than 3' in width and not less than 6'8" in height. When

- installed, doors shall be capable of opening at least 90° and shall be so mounted that the clear width of the exit way is not less than 32 inches.
- d. Egress through an adjoining bedroom which exits to the exterior.
4. Corridors and hallways on floors serving clients shall be a minimum of 36 inches in width. No bed, chair, equipment, storage materials or any other item shall be placed in any manner that would block or obstruct the required width of any corridor, hallway, door, or exit path. This shall include the exterior sidewalks leading from the exits to the public way (CBC 425.8.4.2).
5. A floor or landing shall be provided on each side of every exit door. The floor or landing shall not be more than ½" lower than the threshold of the doorway.
- a. **Slope:** Landings shall have a slope of not steeper than 2% in any direction (CBC 1012.6.1)
- b. **Width:** the landing shall be at least as wide as the widest ramp run adjoining the landing (CBC 1012.6.2).
- c. **Length:** The landing shall have a minimum length of 60 inches (CBC 1012.6.3).
- d. **Change in direction:** Where changes in direction of travel occur at landings provided between ramp runs, the landing shall be 60 inches by 60 inches minimum (CBC 1012.6.4).
6. Handrails shall be provided on each side of the ramp with a rise greater than 6 inches. Handrails shall not be less than 34 inches nor more than 38 inches above the ramp surface (CBC 1012.2). These handrails shall be 1 ¼" to 2" in cross section dimension (CBC 1012.3).
7. Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions (CBC 1014.4)
8. Outdoor ramps and outdoor approaches to ramps shall be designed so that water will not accumulate on the walking surface (CBC 1012.7.2).
9. The surface of the ramp shall be of slip resistant materials that are securely attached (CBC 1012.7.1).
10. All ramps shall be built of material consistent with the types permitted for the type of construction of the building (CBC 1012.7).
11. Guards shall be provided if ramps are more than 30" above grade (CBC 1015.2).
12. Required guards shall not be less than 42 inches high, measured vertically as follows, per CBC 1015.3):
- a. From the adjacent walking surface
- b. On stairways and stepped aisles, from the line connecting the leading edges of the tread nosings,
- c. On ramps and ramp aisles, from the ramp surface of the guard.
13. A fire extinguisher with a minimum classification of 2A10BC shall be mounted in a conspicuous and unobstructed location. The top of the extinguisher shall be between 3 and 5 feet above finished floor. The extinguisher shall be visually inspected annually by a licensed company. A current annual service tag shall be attached to the fire extinguisher at all times. Every six years the extinguisher must be serviced by a licensed company (Title 19).
14. If the garage is attached to the dwelling, the door between the dwelling and the garage shall be maintained to be self-closing and latching. The door shall be a minimum of 1 ¾" thick solid wood door. The garage shall not be used for sleeping purposes. **There shall be no openings**

**from the garage into any of the sleeping areas.** Maintain garage in neat, orderly fashion with a minimum of combustible storage and 18" clearance from the water heater shall be maintained.

15. A non-rated floor separation is required in R-3.1 occupancies to prevent smoke migration between floors. Such a separation shall have the equivalent construction of ½" gypsum wallboard on one side of the wall framing (CBC 435.8.7).

Exceptions:

- a. Occupancies with at least 1 exterior exit from floors occupied by clients.
- b. Occupancies provided with automatic fire sprinkler systems complying with CBC Chapter 9.

16. Good housekeeping shall be maintained, per CFC 315.3. Ceiling clearance shall be maintained at 2' for nonsprinklered buildings, and 18" below the sprinkler head deflector in sprinklered buildings.

17. Open flames are prohibited in all licensed care facilities per CFC 308.5.

18. **Group R-3.1 protective social care facilities** which house persons who are hearing impaired, shall be provided with notification appliances for the hearing impaired installed in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarms. (2016 CFC Section 907.5.2.3.4)

***Definition of Protective Social Care:*** *The housing and care of any person of any age when such person is referred to or placed within such home or facility for care and supervision services by any governmental agency.*

19. Single or multiple station smoke alarms shall be installed and maintained regardless of occupant load at all of the following locations:
- a. On the ceiling or wall outside of each sleeping area in the immediate vicinity of the bedrooms,
  - b. In each room used for sleeping purposes,
  - c. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than 1 full story below the upper level,
  - d. In a Group R-3.1 occupancy, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit, except kitchens, per CFC 907.2.11.2
20. In new construction and in *newly classified R-3.1 occupancies*, required smoke alarms shall receive their primary power from the building wiring where such wiring is served by a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with a battery back-up shall be connected to an emergency electrical system in accordance with CFC Section 604. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (CBC 907.2.11.4)

Exception: Smoke alarms are not required to be equipped with battery back-up where they are connected to an emergency electrical system that complies with Section 604.

21. Where more than one smoke alarm is required to be installed within an individual dwelling unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the

activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection is not required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed per CFC 907.2.11.5.

22. Group R-3.1 occupancies housing a bedridden client, shall comply with the following:

- A direct exit to the exterior of the residence shall be provided from the client sleeping room, and
- Doors to a bedridden client's sleeping room shall be of a self-closing, positive latching 1  $\frac{3}{8}$ " solid wood door. Such doors shall be provided with a gasket so installed as to provide a seal where the door meets the jam on both sides and across the top. Doors shall be maintained self-closing or shall be automatic closing by actuation of a smoke alarm which releases a hold-open device, and
- A night latch, dead bolt, security chain or similar locking device shall not be installed on any interior door leading from a bedridden client's sleeping room to any interior area such as a corridor, hallway or common use area of the dwelling, and.
- The exterior exit door to a bedridden client's sleeping room shall be openable from both the interior and the exterior of the residence.

***Note: Group R-3.1 occupancies housing more than one bedridden client shall be protected with an automatic fire sprinkler system.***

23. Carbon monoxide detection shall be installed in new and existing buildings in accordance with CBC 915.1.1 through 915.7. Pursuant to Health & Safety Code Section 17926, carbon monoxide detection shall be installed in all existing Group R buildings as required by Section 915.

24. Carbon monoxide detection shall be installed in dwelling units in the following locations, per CBC 915.2.1:

- Outside of each sleeping area in the immediate vicinity of the bedrooms, and
- On every occupiable level of a dwelling unit, including basements, and
- Where a fuel-burning appliance is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed in the bedroom.

25. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery, per CBC 915.4.1. Interconnection is required per CBC 915.4.4, unless one of the following apply:

- Battery powered or plug-in carbon monoxide alarms are permitted in existing buildings built prior to January 1, 2011, where any of the following apply:
  - No construction is taking place,
  - Repairs or alterations do not result in removal of interior walls and ceiling finishes in areas where carbon monoxide alarms are required,
  - Repairs or alterations are limited to the exterior of dwellings, or
  - Work is limited to the installation, alteration or repair of plumbing, mechanical or electrical systems that do not warrant removal of interior walls or ceilings where carbon monoxide alarms are required.

26. Combination carbon monoxide/smoke alarms are an acceptable alternative to carbon monoxide alarms. Combination alarms shall be listed in accordance with UL 2034 and UL 217, per CBC 915.4.3.

27. Carbon monoxide detection systems are an acceptable alternative to carbon monoxide

alarms and shall comply with CBC 915.5.1 through 915.5.3, per CBC 915.5.

28. Permits shall be secured from the building department as required for structural and electrical modifications. Final building department inspection shall be signed off prior to Fire Department inspection.
29. Upon approval of the Fire Department, the Fire and Life Safety form (Standard Form 850) will be signed and forwarded to Community Care Licensing.

## **SPECIAL PROVISIONS**

1. Restraint shall not be practiced in Group, R-3.1 occupancies, per CBC 435.2.1.
2. Group R-3.1 occupancies where nonambulatory persons are housed above the first story, having more than two stories in height or having more than 3,000 s.f. of floor area above the first story shall not be less than one-hour fire resistance-rated construction throughout, per CBC 435.3.2.
3. In group R-3.1 occupancies housing a bedridden client, the client sleeping room shall not be located above or below the first story per CBC 435.3.2.

*Exception:*

Clients who become bedridden as a result of a temporary illness, which persists for 14 days or less. A bedridden client may be retained in excess of 14 days upon approval by the Department of Social Services and may continue to be housed on any story in a Group R-3.1 occupancy classified as a licensed residential facility.

***Every licensee admitting or retaining a bedridden resident shall, within 48 hours of the resident's admission or retention in the facility, notify the local fire authority with jurisdiction of the estimated length of time the resident will retain his or her bedridden status in the facility.***

4. In all facilities housing a bedridden client, smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall be electrically interconnected so as to cause all smoke alarms to sound a distinctive alarm signal upon actuation of any single smoke alarm. Such alarm signal shall be audible throughout the facility at a minimal level of 15 db above ambient noise level. These devices need not be interconnected to any other fire alarm device, have a control panel, or be electronically supervised or provided with emergency power per CFC 907.2.11.2.2.
5. Grounds of a Residential Care for the Elderly facility serving Alzheimer clients may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50' from the buildings. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with egress requirements, per CBC 435.8.8.